

Denis Law  
Mayor



February 4, 2016

Community & Economic Development Department  
C.E. "Chip" Vincent, Administrator

Washington State  
Department of Ecology  
Environmental Review Section  
PO Box 47703  
Olympia, WA 98504-7703

**Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION**

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on February 1, 2016:

**SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)**  
**PROJECT NAME: Seattle Pipe Trades Expansion**  
**PROJECT NUMBER: LUA15-000344, ECF SA-A**

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 19, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.**

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6593.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Kris Sorensen".

Kris Sorensen  
Assistant Planner

Enclosure

cc: King County Wastewater Treatment Division  
Boyd Powers, Department of Natural Resources  
Karen Walter, Fisheries, Muckleshoot Indian Tribe  
Melissa Calvert, Muckleshoot Cultural Resources Program  
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region  
Larry Fisher, WDFW  
Duwamish Tribal Office  
US Army Corp. of Engineers

## ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER: LUA15-000344, ECF, SA-A

APPLICANT: Sue Soller, SSA Consulting & Andrew Clapham & Assoc; 3200 Alki Ave SW #401; Seattle, WA 98116

PROJECT NAME: Seattle Pipe Trades Expansion

PROJECT DESCRIPTION: The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan Review for a two-story, 11,885 square foot, building addition and parking lot expansion of the existing two-story building where Seattle Area Pipe Trades and UA Local 32 are located. The existing 243,017 square foot (5.53-acre) site would expand approximately 21,500 square feet to the south through a lot line adjustment with abutting property PID 2423049123. Both properties are located in the Industrial Medium (IM) zone. Vehicle access to the site is provided by Monster Rd SW through an access easement at the north of the site. Associated improvements include relocation of private utilities where the addition is proposed and parking lot landscaping. There are two Category 3 wetlands near the site. The site is located within the 100 year floodplain, seismic hazard area, and near steep slopes. The applicant submitted wetlands and biological assessments and geotechnical and drainage reports.

PROJECT LOCATION: 595 Monster Rd SW & 21,500 SF area in the NE corner of 1201 Monster Rd SW.

LEAD AGENCY: City of Renton  
Environmental Review Committee  
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 19, 2016.** Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

**PUBLICATION DATE: FEBRUARY 5, 2016**

DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT



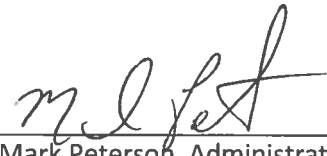
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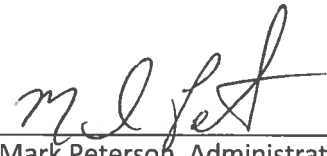
FEBRUARY 1, 2016

SIGNATURES:

  
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Gregg Zimmerman, Administrator  
Public Works Department

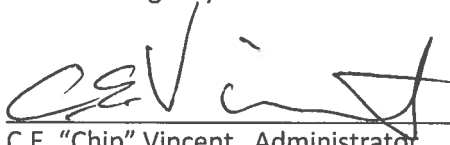
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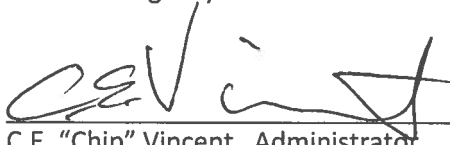
  
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Mark Peterson, Administrator  
Fire & Emergency Services

  
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Date

  
\_\_\_\_\_  
Kelly Beymer, Administrator  
Community Services Department

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
C.E. "Chip" Vincent, Administrator  
Department of Community &  
Economic Development

  
\_\_\_\_\_  
Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)  
MITIGATION MEASURES AND ADVISORY NOTES**

<b><u>PROJECT NUMBER:</u></b>	LUA15-000344, ECF, SA-A
<b><u>APPLICANT:</u></b>	Sue Soller, SSA Consulting & Andrew Clapham & Assoc; 3200 Alki Ave SW #401; Seattle, WA 98116
<b><u>PROJECT NAME:</u></b>	Seattle Pipe Trades Expansion
<b><u>PROJECT DESCRIPTION:</u></b>	<p>The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan Review for a two-story, 11,885 square foot, building addition and parking lot expansion of the existing two-story building where Seattle Area Pipe Trades and UA Local 32 are located. The existing 243,017 square foot (5.53-acre) site would expand approximately 21,500 square feet to the south through a lot line adjustment with abutting property PID 2423049123. Both properties are located in the Industrial Medium (IM) zone. Vehicle access to the site is provided by Monster Rd SW through an access easement at the north of the site. Associated improvements include relocation of private utilities where the addition is proposed and parking lot landscaping. There are two Category 3 wetlands near the site. The site is located within the 100 year floodplain, seismic hazard area, and near steep slopes. The applicant submitted wetlands and biological assessments and geotechnical and drainage reports.</p>
<b><u>PROJECT LOCATION:</u></b>	595 Monster Rd SW & 21,500 SF area in the NE corner of 1201 Monster Rd SW.
<b><u>LEAD AGENCY:</u></b>	The City of Renton Department of Community & Economic Development Planning Division
<b><u>MITIGATION MEASURES:</u></b>	<ol style="list-style-type: none"><li>1. The applicant shall comply with the recommendations provided in the submitted Geotechnical Engineering Study, prepared by Geotech Consultants Inc, dated December 9, 2014 (Exhibit 3). If the rockery along the southerly slope is taller than the recommended 4-feet above grade, an updated Geotechnical Report shall be required.</li></ol>

2. The applicant shall install a permanent split-rail fence and signage that identifies the critical area along the 25-foot wetland buffer for the Wetland A, located on PID 2423049123, as recommended in the submitted Biological Assessment (Exhibit 11).
3. The applicant shall comply with the requirements of the Washington Department of Archaeology and Historic Preservation (DAHP) permit (Exhibit 15).

#### **ADVISORY NOTES:**

**The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.***

**Technical Services Comments Contact: Bob MacOnie | 425-430-7369 | [bmaconie@rentonwa.gov](mailto:bmaconie@rentonwa.gov)**

**Recommendations: Bob Mac Onie 6/15/2015**

The proposed construction will necessitate the relocation of water lines and the associated easement. This provide the City an opportunity to amend the existing easement to include a definitive legal description of the easement location verses the existing reliance on "lines in place now . . . ."

**Police Plan Review Comments**

**Contact: Holly Trader | 425-430-7519 | [trader@rentonwa.gov](mailto:trader@rentonwa.gov)**

**Recommendations: 6 Police Calls for Service Estimated Annually**

#### **CONSTRUCTION PHASE**

To protect materials and equipment it is recommended that all materials and tools be locked up when not in use. The site will need security lighting and any construction trailer should be completely fenced in with portable chain link fencing. The fence will provide both a physical and psychological barrier to any prospective thief and will demonstrate that this area is private property. Construction trailers should be kept locked when not in use, and should also have a heavy duty deadbolt installed with no less then a 1 1/2" throw when bolted.

Glass windows in the trailer should be shatter resistant. Any construction material that contains copper should be removed from the construction site at the end of each working day. Storage containers should be secured with heavy duty padlocks and kept locked when not in use.

I also recommend the business post the appropriate "No Trespassing" signs on the property while it's under construction. These signs allow officers, upon contact, to provide a verbal warning to trespassers that should they be contacted on the property again, they could be cited and/or arrested. Due to the isolated location of this site, the use of private security personnel to patrol the site during the hours of darkness is recommended.

#### **COMPLETED FACILITY**

All exterior doors should be made of solid metal or metal over wood, with heavy duty deadbolt locks, latch guards or pry resistant cylinders around the locks, and peepholes. If glass doors are used, they should be fitted with the hardware described above and additionally be fitted with a layer of security film. Security film can increase the strength of the glass by up to 300%, greatly reducing the likelihood of breaking glass to gain entry.

It is recommended that the commercial areas be monitored with recorded security alarm systems. It's not uncommon for businesses to experience theft and/or vandalism during the hours of darkness. An auxiliary security service could be used to patrol the property during those times.

All areas of this project need to have adequate lighting. This will assist in the deterrent of theft from motor vehicle (one of the most common crimes in Renton) as well as theft from your storage container.

Structures should have building numbers clearly posted with numbers at least 12" in height and of a color contrasting with the building. This will assist emergency personnel in locating the correct location for response.

Landscaping should be installed with the objective of allowing visibility – not too dense and not too high. Too much landscaping will make employees feel isolated and will provide criminals with concealment to commit crimes such as burglary. With the expanse of land surrounding this site, there is also the possibility of attracting transients to this area. It's important to keep the dumpster areas located within a structure and locked when not in use.

I highly recommend that the developer have a Renton Police Crime Prevention Representative conduct a security survey of the premises once construction is complete.



**Fire Review - Building Comments Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov**

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$0.44 per square foot of additional educational area. Fees are paid at time of building permit issuance.

**Code Related Comments:**

1. The preliminary fire flow requirement is 4,000 gpm based on a fully fire sprinklered building. A minimum of four fire hydrants are required. One fire hydrant is required within 150 feet of the proposed building and three hydrants within 300 feet. Existing hydrants are adequate. Existing water main may have to be relocated/replaced if the building addition encroaches onto the main or into the water main easement.

2. The existing fire alarm and fire sprinkler system are required to be extended into the proposed addition. Separate plans and permits are required to be submitted to the Renton Fire Department for review and permitting.

3. Existing fire department apparatus access roads are adequate.

4. Applicant shall submit a completed Hazardous Material Inventory Statement prior to building permit issuance. Use of city form or approved equivalent is required.

5. An electronic site plan is required to be submitted to the Renton Fire Department for pre fire planning purposes prior to occupancy of the building.

6. The building shall comply with the City of Renton Emergency Radio Coverage ordinance. Testing shall verify both incoming and outgoing minimum emergency radio signal coverage. If inadequate, the building shall be enhanced with amplification equipment in order to meet minimum coverage. Separate plans and permits are required for any proposed amplification systems.

**PLAN - Planning Review - Land Use Version 2 | January 26, 2016**

**Engineering Review Comments Contact: Rohini Nair | 425-430-7298 | rnair@rentonwa.gov**

Recommendations: I have completed a preliminary review for the above referenced project that consists of addition to the existing Seattle Pipe Trades Building at 595 Monster Road. The following comments are based on the application submittal made to the City of Renton by the applicant.

**EXISTING CONDITIONS**

WATER: The site is located in the City of Renton water service area.

SEWER: The site is located in the city of Renton sewer service area.

STORM: A private storm drainage pipe exists within the site.

STREETS: The site accesses Monster Road by means of a private access easement. No direct frontage on a public street.

**WATER**

1. The project is within the City's water service area in the Downtown 196 hydraulic pressure zone. There is an existing 10 inch water main (see water project plan no. W 2193) within a 15 foot easement around the existing building that can deliver 4,000 gpm. The water pressure is about 74 psi at ground elevation of 24 feet. Based on the information submitted by the applicant, Renton Fire Prevention Dept. has determined the fire flow demand for this proposed building addition is 4,000 gpm.

2. There is an existing 2 inch domestic water meter, a 6 inch fire sprinkler stub and DDCVA and a 1.5 inch irrigation meter serving the existing building and site.

3. The proposed building addition will encroach over a portion of the existing 10 inch City water main (refer to attached City water project plan no. W 2193) located within a 15 foot wide easement along the southeasterly side of the property.

4. The applicant shall relocate a portion of the existing water line and related fire hydrants to an alternate location that is acceptable to the City and shall provide the City with a new 15 foot wide utility easement for the relocated water line. The conceptual water plan provided with the land use application shows the water line relocated outside the proposed building. Required separation between utility lines

should be provided. The new water line and related hydrants must be operational before the abandonment of the portion of the existing line. An application to the City for a partial release of the existing easement will be required.

5. Civil plans for the water main improvements will be required and must be prepared by a professional engineer

registered in the State of Washington. Please refer to City of Renton General Design and Construction Standards for Water Main Extensions as shown in Appendix J of the City's 2012 Water System Plan. Adequate horizontal and vertical separations between the new water main and other utilities (storm sewer, sanitary sewer, power, gas, electrical) shall be provided for the operation and maintenance of the water main.

6. Water system development charges are applicable if additional domestic water meter or if a larger domestic water meter is needed and/or if an additional or larger fire sprinkler stub is required. The current water SDC fee for a ¾ inch or 1 inch water meter is \$3,245.00. Please see the City's Permit fee list to get information regarding permit fees.

#### **Sanitary Sewer**

1. Sewer service is provided by the City of Renton. The existing private sewer main under the proposed building extension must be abandoned and the sewer connection should be provided by means of a side sewer to the building with a clean out located within 5 feet of the new building foot print. There are existing easements and utility lines throughout the property which are required to be protected, unless allowed to be relocated by the utility provider. Show the existing and proposed public and private utility lines and easements clearly in the plans provided with the utility construction permit.

2. If the building addition proposes floor drains, then the floor drains are required to connect to the sewer.

3. System development charge (SDC) fee for sewer is based on the size of the new domestic water to serve the proposed project. The current sewer SDC fee for a ¾ inch or 1 inch meter install is \$2,242.00.

#### **Storm water**

1. A drainage plan and drainage report prepared by Novadyne Civil Engineers were submitted with the land use application. The report mentions that the study was done as per the 2009 City of Renton Surface Water Design Manual Amendment to the 2009 King County Surface Water Design Manual. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard (Existing Site Condition). The report mentions that flow control and water quality requirements are met by permeable pavement. The use of permeable pavement for flow control and water quality must be designed to the 2012 Department of Ecology Manual as amended in December 2014, and must follow geotechnical recommendations. The drainage report provided with the utility construction permit should include all the eight core requirements and the six special requirements.

2. The site is located in the Special Flood Hazard Area (100 year flood) FEMA zone and the FEMA 100 year floodplain. The 1995 FEMA Flood Insurance Rate Map (FIRM) shows the Base Flood Elevation (100 year floodplain elevation) on the site to be elevation 22.58 (NAVD 88 datum). The building addition finished floor elevation will need to be constructed to be a minimum of 1 ft above the Base Flood Elevation (Elevation 23.58 NAVD 88 datum). An elevation certificate for the building finished floor will be required. A preliminary elevation certificate must be submitted when the building finished floor is established during construction. A final elevation certificate is required upon completion of construction and prior to building Temporary Certificate of Occupancy. The applicant should be advised that the floodplain maps in the Green River Valley are being updated by FEMA. Attached is a map showing the location of the FEMA preliminary DFIRM floodplain is located on the site. The FEMA Preliminary Digital Flood Insurance Rate Map (DFIRM), which has not been adopted yet, shows the base flood elevation on the site to be elevation 25 (NAVD 88 datum). The applicant should be advised that due to FEMA updating the floodplain maps in the Green River Valley that the building addition finished floor elevation should be constructed to be minimum 1 ft above the FEMA preliminary DFIRM 100 year floodplain elevation of 25 (NAVD 88 datum). Therefore the building addition finished floor would need to be constructed to minimum elevation 26 (NAVD 88 datum). Based upon existing building construction record plans, the existing building finished floor elevation is at 25.58 (NAVD 88 datum). The applicant should provide an elevation certificate for the existing building finished floor to verify that it was constructed to the elevation shown on the construction record plans.

3. The project will be required to provide Compensatory Floodplain Storage for filling floodplain areas below the 1995 FEMA Base Flood Elevation of 22.58 (NAVD 88 datum). The drainage report mentions that compensatory storage is provided.

4. The building addition requires the parking area to encroach into an area where there may be a natural drainage course (stream) or wetlands. The applicant will need to make sure the encroachment does not impact upstream drainage and address any Critical Area Ordinance Requirements. This information should be clearly included in the drainage report provided with the utility construction permit.

5. A Construction Stormwater Permit from the Department of Ecology is required if clearing and grading of

projects exceeds one acre. The information provided by the applicant shows that this project does not meet the threshold of 1 acre disturbance. Therefore, based on the information provided to the City, the Construction Stormwater Permit from the Department of Ecology is not required.

6. The site is located in the Black River drainage system and the applicant has already contacted the state archeological department and provided documentation with the information that no further investigation is required.

7. A geotechnical report prepared by Geotech Consultants, Inc. was submitted for the project. The geotech report mentions that the site contained sandy soil in the test pits.

8. The surface water system development charge (SDC) fee will be applicable on the project for any new impervious surface area. The current SDC fee is \$0.594 per square feet, but not less than \$1,485.00.

#### **Transportation**

1. The project proposes the addition of 11,900 square feet to a training facility building along with additional parking area. Transportation impact fee is applicable on the project, the fee will be assessed at the time of building permit review and payment will be due at the time of issuance of the building permit.

2. Since there is no direct site frontage on the City of Renton streets, public frontage improvements are not applicable. The west side of the site is bordered by BNSF property. The project will continue to gain access to the public street system by means of the existing private access.

3. Based on information provided by Seattle Pipe Trades, a traffic impact analysis was not triggered.

#### **General Comments**

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.

2. When utility plans are complete, please submit three (3) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.

3. The proposed changes to the site must not block any existing facilities.

**Planning Review Comments**    **Contact: Kris Sorensen | 425-430-6593 | [ksorensen@rentonwa.gov](mailto:ksorensen@rentonwa.gov)**

#### **PLAN - Planning Review - Land Use    Version 2 | January 26, 2016**

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.



**CITY OF**  
**Renton**



# NOTICE

**OF ENVIRONMENTAL DETERMINATION**  
**ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)**

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

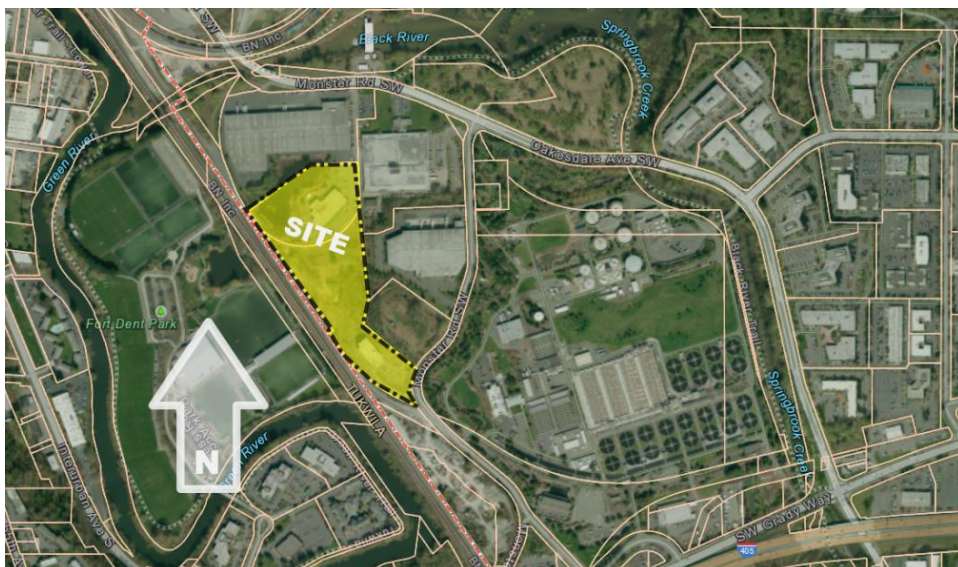
**PROJECT NAME:** Seattle Pipe Trade Expansion  
**PROJECT NUMBER:** LUA15-000344, ECF, SA-A  
**LOCATION:** 595 MONSTER RD SW & 21,500 SF AREA IN THE NE CORNER OF 1201 MONSTER RD SW.

**DESCRIPTION:** THE APPLICANT IS REQUESTING ENVIRONMENTAL (SEPA) REVIEW AND ADMINISTRATIVE SITE PLAN REVIEW FOR A TWO-STORY, 11,885 SQUARE FOOT, BUILDING ADDITION AND PARKING LOT EXPANSION OF THE EXISTING TWO-STORY BUILDING WHERE SEATTLE AREA PIPE TRADES AND UA LOCAL 32 ARE LOCATED. THE EXISTING 243,017 SQUARE FOOT (5.53-ACRE) SITE WOULD EXPAND APPROXIMATELY 21,500 SQUARE FEET TO THE SOUTH THROUGH A LOT LINE ADJUSTMENT WITH ABUTTING PROPERTY PID 2423049123. BOTH PROPERTIES ARE LOCATED IN THE INDUSTRIAL MEDIUM (IM) ZONE. VEHICLE ACCESS TO THE SITE IS PROVIDED BY MONSTER RD SW THROUGH AN ACCESS EASEMENT AT THE NORTH OF THE SITE. ASSOCIATED IMPROVEMENTS ARE RELOCATION OF PRIVATE UTILITIES WHERE THE ADDITION IS PROPOSED AND PARKING LOT LANDSCAPING. THERE ARE TWO CATEGORY 3 WETLANDS NEAR THE SITE. THE SITE IS LOCATED WITHIN A FLOODPLAIN, SEISMIC HAZARD AREA, AND NEAR STEEP SLOPES. THE APPLICANT SUBMITTED WETLANDS AND BIOLOGICAL ASSESSMENTS AND GEOTECHNICAL AND DRAINAGE REPORTS.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 19, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

**DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION**

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.**